

Chapter 17.22

DEVELOPMENT STANDARDS

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17.22.010 Commercial and industrial developments.

All newly developed or substantially modified commercial or industrial properties in the city shall be required to provide and complete both on-site and off-site improvements in accordance with this chapter prior to the issuance of an occupancy permit or a business license, unless an irrevocable letter of credit, or other suitable guaranty is provided in a sum equal to the estimated costs of the required improvements as determined by the city engineer; provided, however, all such improvements must be completed with one year of receipt of the certificate of occupancy or business license. Unless this requirement is waived in whole or in part, a complete set of plans for all on-site and off-site improvements

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required by this chapter must be prepared by a professional civil engineer and approved by the city engineer. All improvements shall be constructed in compliance with the applicable requirements of the Winnemucca Municipal Code and the public works standards. (Prior code § 35.729.1)

17.22.020 CID–Streets.

All streets adjacent to the property must be constructed to a full half width and must include curb, gutter, sidewalk, paving and gravel base. If a portion of these improvements already exist, the additional required improvements must be designed to match the existing improvements to the approval of the city engineer. Street improvements are not required for one acre or larger properties developed as parking lots, manufactured home sales lots, car sales lots and other similar type uses. (Ord. 607 § 1.1, 1995: prior code § 35.729.1 (A))

17.22.025 CID–Parking space and driveway paving.

All parking spaces required pursuant to city zoning requirements and all access roads must be constructed with an asphalt surface except as otherwise provided in this section. The minimum asphalt thickness shall be two inches and must be constructed on a Type II aggregate base with a four-inch minimum thickness. The minimum width for an access road is twenty feet. Paving improvements shall not be required for one acre or larger properties developed as parking lots, manufactured housing sales lots, car sales lots and other similar type uses. All areas used for vehicular traffic on properties not requiring paving improvements shall be constructed with a Type II aggregate base having a minimum thickness of four inches and treated with a dust palliative preapproved by the city engineer. (Ord. 611 § 1.1, 1996: Ord. 607 § 1.2, 1995)

17.22.030 CID–Storm drainage.

The design and construction of public streets and the grading of private properties shall provide for adequate disposal of drainage and runoff water. Private properties are to drain towards the street, unless required to contain the surface drainage on site, and be in accordance with the city engineer's requirements. Existing major drainage courses shall be maintained and dedicated as public drainage ways. (Ord. 607 § 1.1, 1995: prior code § 35.729.1 (B))

17.22.040 CID–Sanitary sewerage.

Connection to the city sewer system is required. (Prior code § 35.729.1(C))

17.22.050 CID–Water supply.

Connection to the city water system is required (Prior code § 35.729.1(D))

17.22.060 CID–Fire hydrants.

Fire hydrants must be installed when installation is required by the city fire chief. (Prior code § 35.729.1(E))

17.22.070 CID–Power, communications and gas utilities.

All utility systems must be installed underground, except in unusual situations involving short extensions of overhead systems existing on abutting properties with the prior approval by formal action of the city council. (Prior code § 35.729.1(F))

17.22.080 CID–Street monuments.

Survey monuments shall be installed at all street intersections. (Prior code § 35.729.1(G))

17.22.090 CID–Lot corners.

All lot corners shall be marked with five-eighths-inch reinforced steel unless otherwise required by state law. (Prior code § 35.729.1(H))

17.22.100 CID–Street lights.

Street lights are required at all intersections and at any intermediate location required by the city engineer. (Prior code § 35.729.1(I))

17.22.110 CID–Landscaping.

A landscaping plan is required. (Prior code § 35.729.1(J))

17.22.115 CID–Fees.

A fee will be assessed to the property owner for inspection and testing services provided by the city for street and parking improvements required by this chapter. The fee shall be the cost to the city to provide such services as determined by the city engineer. The fee is payable prior to the city providing the inspection and testing services. (Ord. 607 § 1.4, 1995)

17.22.120 Parcel maps.

All parcel maps shall comply with the requirements of this section prior to recording the final parcel map, unless an irrevocable letter of credit, or other suitable guaranty is provided in a sum equal to the estimated costs of the required improvements as determined by the city engineer; provided, however, all such improvements must be completed within one year of the recording date of the final parcel map. Second or subsequent parcel maps with respect to a single parcel or contiguous tract of land under the same ownership shall, in addition the requirements of this section, be subject to any reasonable improvement, but not more than would be required for a subdivision. Lots created and developed which are subject to the large lot development standards (greater than one-half (1/2) acre in size) shall not be further divided or subdivided into additional parcels unless there is compliance with the applicable development standards for lots less than one-half (1/2) acre in size. A complete set of plans for all on-site and off-site improvements required by this section, unless the requirement is waived in whole or in part, must be prepared by a professional civil engineer and approved by the city engineer. All improvements shall be constructed in compliance with the applicable requirements of this code and the public works standards. (2005)(Ord. 607 § 1.5, 1995: prior code § 35.729.2) Ord. 708 eff. 8-22-05

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17.22.130 Parcels–Street design.

A. Except as provided in subsection B of this section, the requirements of Winnemucca Municipal Code Chapter 16.28 shall apply to street design and construction for parcel maps. The street grade shall be established by the city engineer using survey information provided by the property owner. If more than four parcels are developed or if the property owner does not provide survey information, the street grade shall be in accordance with the on-site and off-site plans are required by Winnemucca Municipal Code Chapter 17.22.120. (Ord. 607 § 1.6, 1995: prior code § 35.729.2 (A))

B. The street section for parcels having an average lots size one-half (1/2) acre or larger but less than one (1) acre shall be as prescribed by subsection A of this section, but no sidewalk is required.

C. The street section for parcels having an average lot size one (1) acre or larger shall be as prescribed by subsection A of this section, but no sidewalk, curb or gutter is required, the maximum required width of the pavement section is thirty feet (30’), and V-ditches are allowed for drainage purposes. (Ord. 708, eff. 8-22-05)

~~**17.22.140 Parcels–Street improvements.**~~ Repealed Ord. 708 eff. 8-22-05

17.22.150 Parcels–Street name signs and traffic control signs.

All street name signs and traffic control required by the city engineer shall be provided and installed at no expense to the city. (Prior code § 35.729.2(C))

17.22.160 Parcels–Storm drainage.

The design and construction of public streets and the grading of the parcels created shall provide for adequate disposal of storm waters. Parcels created shall drain towards the street or shall provide drainage in accordance with the city engineer's requirements. Existing major drainage courses shall be maintained and dedicated as public drainage ways. If the average lot size is one (1) acre or larger, the drainage must extend to the municipal drainage system or, in the alternative, onsite containment with percolation ponds must be provided. V-ditches must be paved or riprapped unless such requirement is waived by formal action of the city council. (Prior code § 35.729.2 (D)) Ord. 708 (eff. 8-22-05)

17.22.170 Parcels-Sanitary sewerage.

A. **Parcels Within One Thousand Five Hundred Feet of City System.** All parcels created from any property with an exterior lot line within one thousand five hundred feet of the city sewer system must connect to the city sewer system. A sewer main extension agreement pursuant to Winnemucca Municipal Code Chapter 13.04 is required to obtain reimbursement from future users of the sewer improvements.

B. **Parcels More Than One Thousand Five Hundred Feet From City System.** All parcels created from any property with an exterior lot line more than one thousand five hundred feet from the city sewer system may be allowed to temporarily install septic systems; provided, however, connection to the city sewer system for all parcels created by such map is required within five years from the time the city sewer system becomes available within one thousand five hundred feet of the nearest property line of any parcel created by the parcel map, unless this requirement is waived by formal action of the city

council. Ord. 708 eff. 8-22-05

C. Sewer Service Stub Required. A sewer service stub shall be constructed to the street from each residence or other structure having a sewer system for the purpose of connecting to the municipal sewer system when it becomes available.

D. Grade Requirements: The grade for the sewer main will be set by the city engineer using survey information provided by the property owner. If more than four parcels are developed or if the property owner does not provide survey information, the sewer main grade shall be in accordance with the on-site and off-site plans required by Chapter 17.22.120 of this code. (Ord. 607 § 1.8, 1995: prior code § 35.729.2 (E))

17.22.180 Parcels-Water supply.

A. Parcels Within One Thousand Five Hundred Feet of City System. All parcels created from any property with an exterior lot line within one thousand five hundred feet of the city water system must connect to the city water system. A water main extension agreement pursuant to Chapter 13.08 of this code is required to obtain reimbursement from future users of the water system improvements.

B. Parcels More Than One Thousand Five Hundred Feet From City System. All parcels created from any property with an exterior lot line more than one thousand five hundred feet from the city water system may construct individual wells only if allowed by state law. (Ord. 607 § 1.9, 1995: prior code § 35.729.2 (F)) Ord. 708 eff. 8-22-05

17.22.190 Parcels-Fire hydrants.

Fire hydrants must be installed when required by the city fire chief. If the average lot size is one (1) acre or larger, the maximum allowed spacing between fire hydrants is eight hundred feet (800'). (Ord. 607 § 1.10, 1995: prior code § 35.729.2 (G)) Ord. 708 eff. 8-22-05

17.22.200 Parcels-Power, communications and gas utilities.

A. All utility systems must be installed underground, except;

1. In unusual situations involving short extensions of overhead systems existing on abutting properties, with the prior approval by formal action of the city council; or
2. Where there is an overhead system in place providing service to the property, or
3. If the average lot size is one (1) acre or larger. (Prior code § 35.729.2 (H)) Ord. 708 eff. 8-22-05

17.22.210 Parcels-Monuments.

Survey monuments must be installed at all street intersections and points of curvature. (Prior code § 35.729.2 (I))

17.22.220 Parcels-Lot corner staking.

All lot corners must be marked as required by state law. (Prior code § 35.729.2 (J))

17.22.230 Parcels-Street lighting.

Street lighting is required on all streets created by the parcel map and shall be placed at locations designated by the city engineer and to the specifications with respect to materials, design and construction as set forth by the city engineer at no expense to the

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city for purchase and placement of the street lights. (Prior code § 35.729.2 (K))

17.22.240 Parcels–Fees.

A. Inspection and Testing Service Fee. A fee will be assessed to the property owner for inspection and testing services provided by the city for each parcel map. The fee shall be the cost to the city to provide such services as determined by the city engineer. The fee is payable prior to the city providing the inspection and testing services.

B. Map Check Fee. A fee of fifteen dollars per hour shall be paid to the city to check the parcel map. (Ord. 607 § 1.11, 1995)

17.22.250 Existing subdivisions–Improvements standards.

Undeveloped lots in existing subdivisions not having street, utility and other improvements placed or installed in accordance with the standards of Chapter 16.28 of this code shall, when developed, be required to extend the construct utility systems in accordance with the public works standards and shall construct street improvements on a Type II aggregate base with a minimum thickness of six inches and with a minimum width of thirty feet. (Ord. 607 § 1.12, 1995)

17.22.260 Existing subdivisions–Sanitary sewerage.

A. Undeveloped Lots Within Four Hundred Feet of City System. All undeveloped lots with an exterior lot line within four hundred feet of the city sewer system must connect to the city sewer system unless there is a waiver of such connection requirement by formal action of the city council upon a finding that the city sewer system is not available to the lot because of topography or grade. A sewer main extension agreement pursuant to Chapter 13.04 of this code is required to obtain reimbursement from future users of the sewer improvements.

B. Undeveloped Lots More Than Four Hundred Feet from City System. All undeveloped lots with the closest exterior lot line more than four hundred feet from the city sewer system may be allowed to temporarily install septic systems; provided, however, connection to the city sewer system for all parcels created by such map is required within five years from the time the city sewer system becomes available within four hundred feet of the nearest property line of any undeveloped lot, unless this requirement is waived by formal action of the city council.

C. Sewer Service Stub Required. A sewer service stub shall be constructed to the street from each residence or other structure having a sewer system for the purpose of connecting to the municipal sewer system when it becomes available.

D. Grade Requirements. The grade for the sewer main will be set by the city engineer using survey information provided by the property owner. (Ord. 607 § 1.13, 1995)